

**Chapter 19.36**  
**C-C – CENTRAL COMMERCIAL ZONE**

Sections:

<a href="#">19.36.010</a>	Purpose.
<a href="#">19.36.020</a>	Permitted uses.
<a href="#">19.36.030</a>	Conditional uses.
<a href="#">19.36.040</a>	<i>Repealed.</i>
<a href="#">19.36.050</a>	Height regulations.
<a href="#">19.36.060</a>	Area, lot coverage and yard requirements.
<a href="#">19.36.070</a>	Enclosures required for all uses – Exceptions.
<a href="#">19.36.080</a>	Setbacks from residential zone – Landscaping required.
<a href="#">19.36.090</a>	Landscaping.
<a href="#">19.36.100</a>	Employee activity restrictions.
<a href="#">19.36.110</a>	Site plan and architectural approval required.
<a href="#">19.36.120</a>	Off-street parking and loading facilities.
<a href="#">19.36.130</a>	Trash storage areas.
<a href="#">19.36.140</a>	Outdoor storage.
<a href="#">19.36.150</a>	Wall requirements.
<a href="#">19.36.160</a>	Performance standards.

**19.36.010 Purpose.**

The purpose of the C-C zone is to stabilize, improve and protect the commercial characteristics of the ~~major~~ community's business centers and commercial corridors, and integrate mixed use development (commercial with residential) to increase the urban vibrancy of these areas. The C-C zone designation shall ~~only~~ be applied in the general location of such business centers and commercial corridors, as well as Mixed Use Residential (MUR) areas as designated in the Chula Vista general plan. (Ord. 1212 § 1, 1969; prior code § 33.509(A)).

**19.36.020 Permitted uses.**

Principal permitted uses in the C-C zone are as follows:

- A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises;
- B. Restaurants, cocktail lounges and night clubs (dance floors subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC);
- C. Bona fide antique shops, but not including secondhand stores or junk stores;
- D. Parking structures and off-street parking lots, subject to the provisions of CVMC [19.58.230](#);
- E. Electrical substations and gas regulator stations, subject to the provisions of CVMC [19.58.140](#);

F. Any other retail business or service establishment which the commission finds to be consistent with the purpose of this title and which will not impair the present or potential use of adjacent properties;

G. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC [19.20.030](#)(F)(1) through (9);

H. Agricultural uses as provided in CVMC [19.16.030](#).

I. [Mixed commercial-residential projects, if designated by the Chula Vista general plan as Mixed Use Residential \(MUR\), subject to the provisions of CVMC 19.58.205.](#) (Ord. 2273 § 5, 1988; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(B)).

### **19.36.030 Conditional uses.**

Conditional uses in the C-C zone include:

A. Car washes, subject to the provisions of CVMC [19.58.060](#);

B. Skating rinks, subject to the conditions of CVMC [19.58.040](#);

C. Signs in excess of maximum as established in CVMC [19.60.540](#);

D. Automobile rental and towing services;

E. Billiard parlors;

F. Bowling alleys, subject to the provisions of CVMC [19.58.040](#);

G. Social and fraternal organizations (nonprofit), subject to the provisions of CVMC [19.58.100](#);

H. Trailer rentals;

I. Veterinarian clinics, subject to the provisions of CVMC [19.58.050](#);

J. Unclassified uses, see Chapter [19.54](#) CVMC;

K. Automobile service stations, subject to the provisions of CVMC [19.58.280](#), and automobile maintenance and repair (minor);

L. Cardrooms;

M. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);

N. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#);

O. ~~Mixed commercial-residential projects, subject~~ [Mixed commercial-residential projects in those areas not designated MUR by the Chula Vista General Plan subject to the applicable findings \(CVMC 19.14.080\) and](#) the provisions of CVMC [19.58.205](#).

### **19.36.040 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 8, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1295 § 1, 1970; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(D)).

### **19.36.050 Height regulations.**

None, except that no building shall exceed three and one-half stories or 45 feet in height when located adjacent to any C-O or residential zone. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(E)).

**19.36.060 Area, lot coverage and yard requirements.**

The following minimum area, lot coverage and yard requirements shall be observed in the C-C zone, except as provided in CVMC [19.16.020](#) and [19.16.060](#) through [19.16.080](#) and where increased for conditional uses:

Lot Area* (sq. ft.)	Setbacks in Feet		
	Front and Exterior* Side Yards	Side	Rear
5,000	<del>25</del> <a href="#">10</a> feet	None, except when abutting an R <del>district</del> <a href="#">zone</a> , then not less than 15 feet	None, except when abutting an R <del>district</del> <a href="#">zone</a> , then not less than required for said R <del>district</del> <a href="#">zone</a>

\*Or not less than that specified on the building line map shall be provided and maintained. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.

(Ord. 1356 § 1, 1971; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(F)).

**19.36.070 Enclosures required for all uses – Exceptions.**

All uses in the C-C zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC [19.58.370](#). (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.509(G)(1)).

**19.36.080 Setbacks from residential zone – Landscaping required.**

In any C-C zone directly across a street or thoroughfare (excluding a freeway) from any R ~~district~~[zone](#), the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street and said space permanently landscaped. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(2)).

**19.36.090 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(3)).

**19.36.100 Employee activity restrictions.**

In the C-C zone, not more than five persons shall be engaged in the fabrication, repair and other processing of goods in any establishment, except

when permitted by conditional use permit. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(4)).

**19.36.110 Site plan and architectural approval required.**

Site plan and architectural approval is required for all uses in the C-C zone, as provided in CVMC [19.14.420](#) through [19.14.480](#). (Ord. 1212 § 1, 1969; prior code § 33.509(G)(5)).

**19.36.120 Off-street parking and loading facilities.**

Off-street parking and loading facilities are required for all uses in the C-C zone, as provided in 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509 (G)(6)).

**19.36.130 Trash storage areas.**

Trash storage areas shall be provided in the C-C zone, subject to the conditions of CVMC [19.58.340](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(7)).

**19.36.140 Outdoor storage.**

Outdoor storage of merchandise, material or equipment shall be permitted in the C-C zone only when incidental to a permitted or accessory use located on the premises; and provided, that:

A. Storage area shall be completely enclosed by walls, fences, or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(8)).

**19.36.150 Wall requirements.**

Zoning walls shall be provided in the C-C zone subject to the conditions in CVMC [19.58.150](#) and [19.58.360](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(9)).

**19.36.160 Performance standards.**

All uses in the C-C zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(H)).

**19.58.205 Mixed commercial-residential projects in the C-C-P zone.**

Mixed commercial-residential projects may be allowed in the C-C-~~P~~ zone either by right or upon the issuance of a conditional use permit depending upon the land use designation of the Chula Vista general plan. Any mixed commercial-residential project shall be~~and~~ subject to the following additional standards and guidelines:

~~A. The conditional use permit shall be subject to review and approval of the city council following the recommendation of the planning commission;~~

A~~B~~. The commercial and residential components shall be planned and implemented together;

B. Mixed use projects shall be developed to be internally compatible between the different land uses and shall comply with the performance standards set forth in CVMC 19.66.

C. The maximum allowable residential density shall~~will~~ be governed by the provisions of the R-3 zone based on the total project area, less any area devoted exclusively to commercial use, including commercial parking and circulation areas. The approved density may be significantly less than the maximum allowable density depending on site specific factors, including the density and relationship of surrounding residential areas, if any;

D. Parking, access and circulation shall be largely independent for the commercial and residential components of the project. Each use component shall provide off-street parking in accordance with city standards, as provided in CVMC 19.62.010 through 19.62.140;

E. The residential component shall at a minimum meet ~~meet~~ the private and common usable open space requirements of the R-3H zone. For residential developments with studio and/or one bedroom units (only), the usable open space or courtyards in commercial areas which are fully accessible to residents may be used by the residents and counted towards the open space requirements; however open space intended for use by the residents shall not be accessible to the commercial area.

F. Front yard setbacks may be reduced to allow storefronts along street frontages to maintain a pedestrian orientation at the street level and/or reduce effects on adjacent residential uses. The reduction in front yard setback will be determined through evaluation of the site design;

G. Side and Rear yard setbacks shall be a minimum of 10 feet and may be increased through site design evaluation to provide a sensitive transition where adjacent to single family residential neighborhoods. Where such yard is contiguous and parallel with an alley, one-half the width of such alley shall be assumed to be a portion of such yard;

H. Additional design standards may be required to mitigate adjacency issues, and may include:

a. A six-foot high solid or decorative metal fence may be required pursuant to CVMC Section 19.58.150 and CVMC Section 19.58.360, as may be applicable. If the fence is solid, it shall have design treatment and be articulated every six to eight feet to avoid presenting a blank wall to the street or adjacent property.

b. All exterior lighting shall focus internally and shall be kept within the property lines to decrease the light pollution onto the neighboring properties.

c. Screening and/or buffers shall be required to obscure features such as dumpsters, rear entrances, utility and maintenance structures and loading facilities.

d. Building orientation and design shall be cognizant of adjacent low density uses, i.e. balconies should stepback a minimum of 10 feet to avoid overlooking rear yards of adjacent residential uses.

~~F. The conditional use permit may include a restriction on commercial uses and/or business hours in order to avoid conflicts with residential units.~~